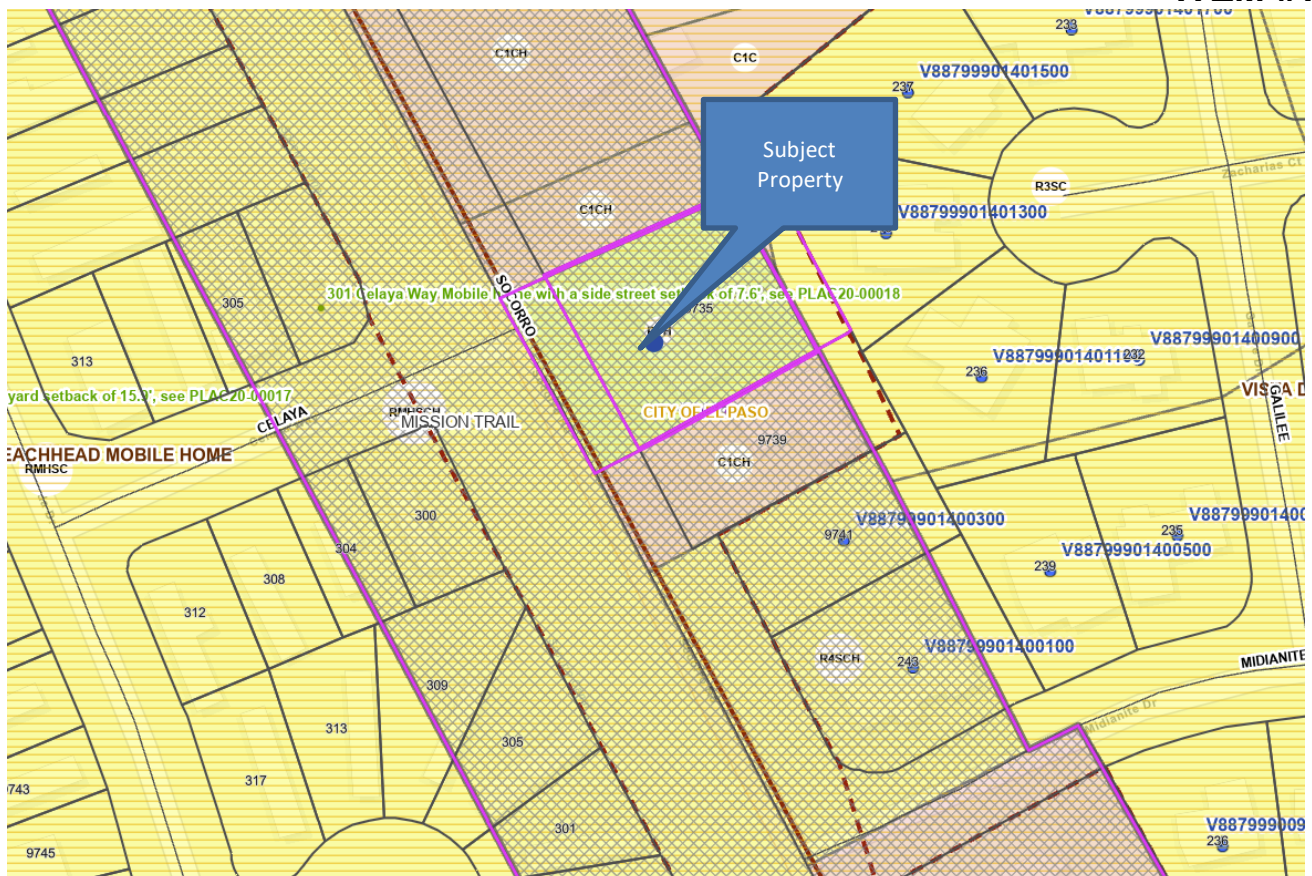




PHAP26-00033

Date: August 20, 2026
Application Type: Certificate of Appropriateness
Property Owner: Consuelo Luna
Representative: Consuelo Luna
Legal Description: 51 Ysleta Tr 14-A (0.371 Ac), City of El Paso, El Paso County, Texas
Historic District: Mission Trail
Location: 9735 Socorro Road
Representative District: #7
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1976
Historic Status: Contributing
Request: Certificate of Appropriateness for the application of exterior foam insulation
Application Filed: 7/9/2026
45 Day Expiration: 8/24/2026

ITEM #1



INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the application of exterior foam insulation

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Mission Trail Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

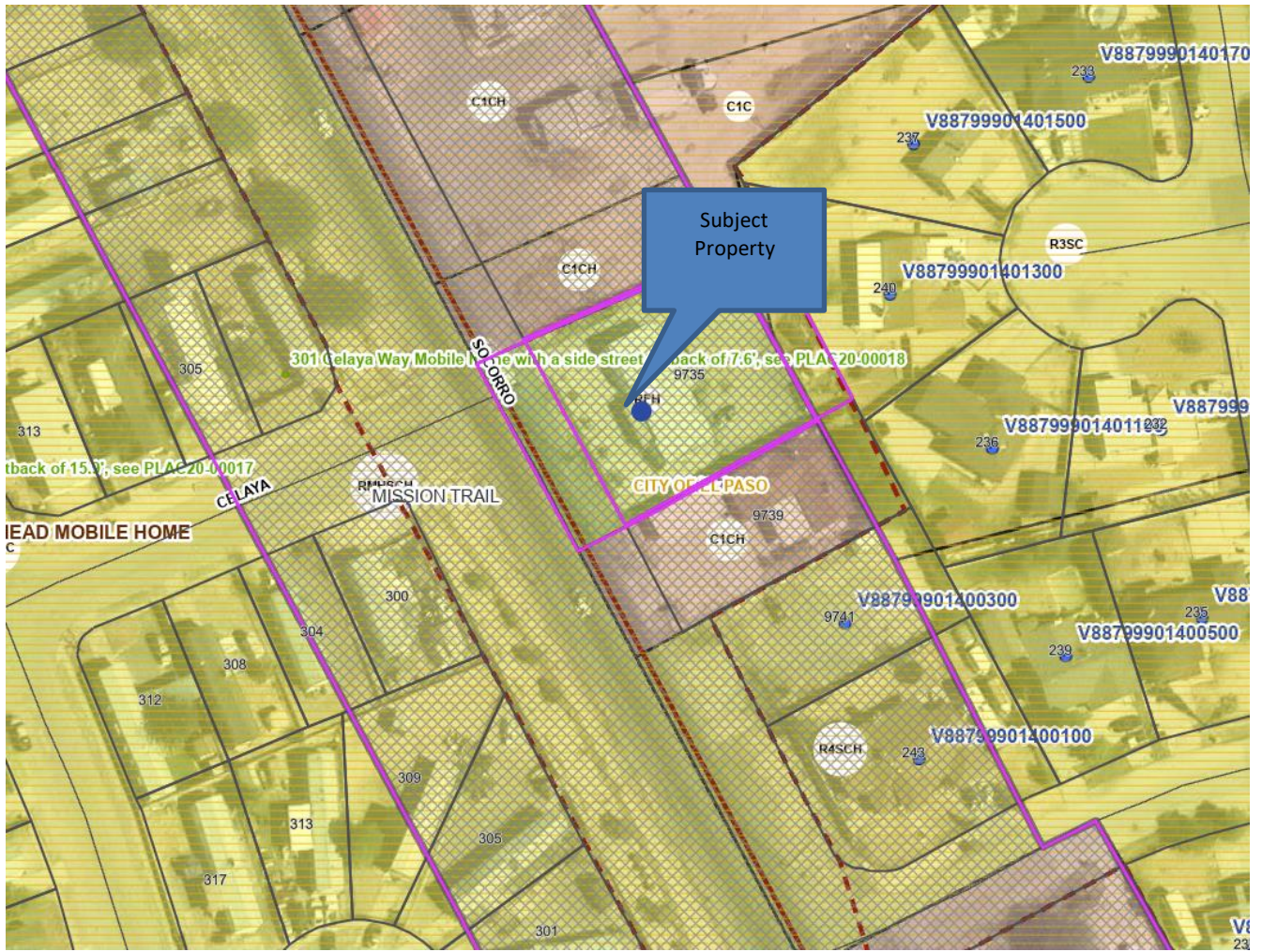
- *Much of the character of a structure is determined by the way materials and finishes are combined. The character of the Mission Trail Historic District should be preserved through proper design and construction practices.*
- *Although keeping water out of adobe walls can be a principal problem, routine maintenance will help to preserve a structure. Any rehabilitation effort, and all new construction, should refer to the City of El Paso Building Code.*
- *If masonry is beyond repair, use similar materials that match the color, size and texture of the material being replaced. Mortar should also duplicate the composition, color, texture, joint size and joint profile of the original construction. If a brick surface has previously been stuccoed, it should remain stuccoed since removal may damage the underlying masonry.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The modification is that the insulation be applied to the interior of the building because exterior mounted foam will damage the substrate.

AERIAL MAP



PREVIOUS PHOTO

